

**DISTRICT OF HIGHLANDS  
ADVISORY PLANNING COMMISSION**

**MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING HELD ON  
WEDNESDAY, May 26, 2004 AT THE CALEB PIKE HOUSE, 1589 MILLSTREAM ROAD,  
COMMENCING AT 7:00 P.M.**

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**APC:** Eleanor Rayner, Chair  
Colleen Robertson, Vice Chair  
Michael Bocking  
Derek Stone  
Rod Glover  
Kent Wilner

Staff Bruce Woodbury

Applicant Bob Flitton on behalf of Owner 654449 BC Ltd.

**1. Call to order:**

The Chair called the meeting to order at 7:00 p.m.

**2. Adoption of 2004-April 28 Minutes:**

**MOVED BY C. ROBERTSON**

**SECONDED BY M. BOCKING AND RESOLVED**

**THAT: The minutes of the April 28, 2004 meeting of the APC be amended by changing the wording in line 28 from "M. Bocking suggested that perhaps the community area" to "M. Bocking suggested that perhaps the commercial area" and further that the minutes as amended be adopted.**

**CARRIED**

**3. Current Business:**

**A. Rezoning Application No. RZ-03-04**

**Owner/Applicant: 654449 BC Ltd – spokesperson Bob Flitton**

- The Chair asked how many of those people present wished to address the APC regarding this application. She advised that the APC would first hear Mr. Flitton's submission, then hear from those who have indicated they wish to speak, and then enter into deliberations by the APC members.
- The Chair invited Mr. Bob Flitton to address the APC.
- Mr. Flitton presented a power point slide show highlighting various aspects of their development proposal, providing information on growth rates in the Highlands, and information on aquifers.

Care Snowden – Handed out copies of a petition and letters that had been previously submitted to Council regarding this development proposal. She advised the APC that correspondence is on it's way from the Ministry of Water Land and Air Protection and from the District of Saanich.

Ann Marie Hart – Read out her letter of submission in opposition to the proposal.

Bill Vogel, Tammy Place – Stated that although we are dealing with an owner/developer who wants the proposal to go ahead, it should be dealt with on its merits. He questions the growth proposal put forward that we "ought" to have additional lots created, as we don't have to accommodate growth. He also stated that he has difficulty believing that the proposed development will not negatively affect adjacent property values.

Tara Parkinson, Blue Valley Road – Stated that she does not believe that most would support the proposed density.

Craig Preston, Woodridge Place – Stated his opposition to the proposal.

**MOVED BY M. BOCKING**

**SECONDED BY C. ROBERTSON**

**THAT:** In regards to Rezoning Application No. RZ-03-04, the APC endorse the following points:

1. That three party conservation covenants be registered on all residential lots, with a clause prohibiting any future subdivision of those lots,
2. That a restrictive covenant be placed on lands to the west of Craigflower Creek to restrict development of that area,
3. That setbacks from the creeks be respected,
4. That consideration be given to a 5 metre paved road standard (as opposed to the required 6 metres for new subdivisions) with a rural design in keeping with the Highlands,
5. That the APC be provided with a copy of the proposed Statutory Building Scheme for review prior to it's registration,
6. That all trees be left as a screen around the perimeter of the property,
7. That a restrictive covenant be registered, for a width of 30 metres, along the southern boundaries of the proposed lots,
8. That consideration be given to alternate location(s) for the main access road, or if the road remains in the location proposed, that consideration be given to appropriate vegetative screening to reduce the visual impact on the adjacent property,
9. That well testing and monitoring be carried out on adjacent wells prior to subdivision approval.

**CARRIED**

**MOVED BY R. GLOVER**

**SECONDED BY M. BOCKING**

**THAT:** In regards to Rezoning Application No. RZ-03-04, the APC endorse the following points:

1. That a trail/park easement be placed over the full width of the Hydro Right of Way on the eastern edge of the property,
2. That the two small proposed parks be expanded,
3. That a trail access be built to the north west to Mount Work Park

**CARRIED**

**MOVED by R. GLOVER**

**SECONDED BY C. ROBERTSON**

**THAT: In regards to Rezoning Application No. RZ-03-04, Council be advised that the APC is supportive of a maximum of 10 five acre lots plus 1 twenty acre lot.**

**After discussion the MOTION WAS WITHDRAWN by the mover and seconder.**

**MOVED BY M. BOCKING**

**SECONDED BY D. STONE**

**THAT: In regards to Rezoning Application No. RZ-03-04, Council be advised that in light of the concerns from residents regarding the proposed density the APC would like to see the applicant return with another plan that addresses the density concerns, and adjusts the proposed amenity to reflect the decreased density.**

**CARRIED**

**4. Adjournment**

**MOVED by C. ROBERTSON**

**SECONDED BY M. BOCKING**

**THAT: The APC meeting be adjourned**

**CARRIED**

The meeting was adjourned at 10:10 p.m.

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Eleanor Rayner, Chair

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Bruce Woodbury, Administrator